

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 2 Pretoria Street, Caulfield VIC 3162

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ or range between \$1,550,000 & \$1,705,000

Median sale price

Median price \$2,030,500 Property type House Suburb Caulfield

Period - From 01/10/2020 to 30/09/2021 Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
30a Beech Street, Caulfield South VIC 3162	\$1,770,000	17/11/2021
21 Ellington Street, Caulfield South VIC 3162	\$1,710,000	24/11/2021
175 Sycamore Street, Caulfield South VIC 3162	\$1,605,000	01/11/2021

This Statement of Information was prepared on: 18/01/2022